



GRASSROOTS
REALTY GROUP

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5406 6 Street SW
Calgary, Alberta

MLS # A2245131



\$750,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,506 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Covered, Garage Door Opener, Owned, See Remarks, Single C		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Metal Siding , Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Tucked into Windsor Park, one of Calgary's most timeless inner city neighbourhoods, this brand new end unit townhome offers more than just a place to live—it's a lifestyle upgrade. Think tree lined streets, boutique shops, and the river pathway network all within easy reach. Coffee before work? Around the corner. Dinner with friends? Minutes away. A tee time at the Calgary Golf & Country Club? Practically your backyard. Add quick access to downtown, Chinook Centre, and Britannia Plaza, and you'll see why Windsor Park remains one of the city's best-kept secrets. Inside, modern design and thoughtful details span three sunlit levels. Thanks to the WEST TO EAST exposure, your mornings start bright and your evenings end golden. The main floor welcomes you with 9' CEILINGS, WIDE PLANK FLOORING, and a kitchen that proves practicality doesn't have to sacrifice style—FULL HEIGHT CABINETRY, QUARTZ COUNTERS, and smart storage for real life. The layout flows naturally to your front patio and PRIVATE BACKYARD DECK AND YARD, giving you two outdoor spaces to host friends or sneak away with a coffee. Upstairs, the second level keeps things flexible with two bedrooms (both with walk-in closets) plus a full bath and laundry for convenience. But the crown jewel is the third floor—your very own retreat. A LOFTED DEN, EXPANSIVE WALK-IN CLOSET, and a SPA-INSPIRED ENSUITE make it the kind of space you'll actually look forward to unwinding in. The lower level is a blank canvas—whether you're dreaming of a guest suite, a fitness space, or a creative studio. And outside, your detached single garage comes ready with 220V rough-in for EV charging plus extra storage. Modern yet inviting, practical yet polished, this Windsor Park townhome was designed

for the way you actually live. Lock and leave convenience, smart design, and a location that checks every box—without compromise. Schedule your showing today!